

Town of Bowdoin
Planning Board Minutes
November 9, 2021

Members Present:

Michaeline Mulvey, Chair *M. 12.14.2021*
Leroy Letourneau
Lauren Leclerc *LL 12-14-2021*

Helen Watts, Vice Chair
Jim Moulton *JRM 12/14/2021*

Absent:

Dennis Douglas, Code Enforcement Officer

The meeting was called to order at 7:00 pm. Watts arrived at 7:07 pm.

Consideration of Minutes: Moulton moved to accept the minutes of October 26, 2021, as written. Mulvey seconded the motion. The motion passed with three approvals and two abstentions. The revised minutes of October 12, 2021 were also signed. The meeting was not recorded.

New Business:

Oliver Hartman came in to the Board to discuss a potential retreat (Buddhism, secular mindfulness) location in Bowdoin. He has a few friends that intend to be a part of the retreat and live at the location parttime.

Hartman and his friends have not put any offers on the land yet. He currently lives in Portland. Depending on the price of land, they might build or buy a parcel with structures located on it already. Preliminary thoughts for the development include looking at a site with existing septic (for graywater) and electric and having these amenities in a central location with a shower facility. Hartman anticipates separate sleeping cabins (~6-8) and a central kitchen.

Hartman received a copy of the Site Plan Review Ordinance and was informed that the review fee is \$300. Any buildings constructed would require a building permit as well. Parking would need to be addressed in the application. Access off a state road would require a Maine Department of Transportation (MDOT) entrance permit.

Mulvey indicated that the septic would need to comply with the Maine Standards for Septic Systems (HHE 200). A State-licensed Site Evaluator would need to do an onsite investigation and design. Mulvey recommended having a Site Evaluator look at any property being considered by Hartman to see if the land has adequate soils for a septic system. The local plumbing inspector would have to give approval.

Right, title and interest would be needed in the form of lease, purchase or sales agreement for Hartman and his friends to submit a Site Plan Review application.

Mulvey indicated that, as described, this sounds like a community house/kitchen/bath with sleeping rooms, more like a hotel. For each residential structure (with kitchen and bathroom facilities) a lot requires 2 acres of land and 300 feet of road frontage. A road can be built to Town Road Design Standards to create enough frontage. Subdivision would kick in when there are 3 or more residential housing units proposed. Also, if the land has been divided within the past 5 years, and Hartman makes a third lot, then subdivision would be triggered. If two residential housing units were to be built on one lot, the lot wouldn't technically have to be divided, but would need to be 300 feet of road frontage and 2 acres of land for each housing unit.

The Board informed Hartman that the sale of alcohol is prohibited in Town. Hartman indicated that he has no interest in selling alcohol.

The Board indicated that Site Plan Review and approval typically takes 1.5 – 2 months after receipt of a complete application. Hartman could live in a house built on the property as a residence with a building permit. He would also consider building on an old foundation (removing a dilapidated structure). Mulvey indicated that if the structure was built prior to 1976 that the septic should be evaluated, and that for any structure built after that date, he should get the designs, or prove the adequacy of the existing septic system.

Old Business:

Map 03 Lot 15-0, E. Ryan Leighton Owner

Public Hearing for the Site Plan Review was called to order at 7:30 pm

No members of the audience were in attendance for the public hearing.

The Board reviewed Section 7, Performance Standards.

1. Preserve and Enhance the Landscape: the plan as put forward meets the requirements as described. A 12'x50' shed roof addition to an existing building is proposed and is a small portion of the overall lot size.

Moulton moved and Watts seconded. Unanimously approved.

2. Relationship of the Proposed Buildings to Environment: The building is being added to an existing structure. The application includes maps which indicate adequate soils and suitable slopes at the location of the addition. The location of

construction appears to be within a previously disturbed area. The addition fits harmoniously into the existing structure on the property.

Leclerc moved, Watts seconded. Unanimously approved.

3. Vehicular Access: the existing driveway for farm equipment and the house is on a dead-end road.

Leclerc moved, Watts seconded. Unanimously approved.

4. Parking and Circulation: There are a large number of potential parking areas for the proposed business, which is existing parking for the farm. The house is well set off from the business.

Watts moved, Leclerc seconded. Unanimously approved.

5. Surface Water Drainage: Existing field is located under the eaves of the proposed building and is well within the boundaries of the lot.

Leclerc moved. Watts seconded. Unanimously approved.

6. Existing Utilities: no public utilities are associated with the project.

Leclerc moved, Watts seconded. Unanimously approved.

7. Advertising Features: a 3'x5' unlit sign is proposed which suits the rural neighborhood.

Leclerc moved, Watts seconded. Unanimously approved.

8. Specific Features of the Development: the applicant indicated service areas will be enclosed and there will not be unregistered vehicles belonging to others located on site.

Leclerc moved, Watts seconded. Unanimously approved.

9. Exterior Lighting: no exterior lighting is proposed.

Leclerc moved, Watts seconded. Unanimously approved.

10. Emergency Vehicle Access: existing access is sufficient for farm vehicles and thus is suitable for emergency vehicle access.

Leclerc moved, Watts seconded. Unanimously approved.

11. Municipal Services: project has no effect on municipal services.

Leclerc moved, Watts seconded. Unanimously approved.

12. No Undue Water Pollution: there will be no floor drain in the addition. No additional employees are anticipated. Any employees are already onsite. Applicant has methods in place to handle all waste.

CONDITION: If staff increases beyond three, the existing septic shall be approved for compliance with the State Subsurface Wastewater Disposal Rules.

Leclerc moved, Watts seconded. Unanimously approved.

13. No Undue Air Pollution: inspection station doors can be opened or exhaust ports will be used; therefore, there will be no air pollution associated with ventilation.

Leclerc moved, Watts seconded. Unanimously approved.

14. Sufficient Water Available: this is not a water-dependent development.

Leclerc moved, Watts seconded. Unanimously approved.

15. No Undue Burden on Water Supply: this is not a water-dependent development.

Leclerc moved, Watts seconded. Unanimously approved.

16. No Undue Soil Erosion: minimal soil disturbance will result from the project. No unreasonable soil erosion or reduction of capacity will occur. Best Management Practices (BMPs) will be used.

Leclerc moved, Watts seconded. Unanimously approved.

17. Adequate Sewage Waste Disposal: there will be no floor drain in the addition. No additional employees are anticipated. Any employees are already onsite. Applicant has methods in place to handle all waste.

CONDITION: If staff increases beyond three, the existing septic shall be approved for compliance with the State Subsurface Wastewater Disposal Rules.

Leclerc moved, Watts seconded. Unanimously approved.

18. Scenic/Natural Beauty: the project is located on a working farm. The proposed use fits in harmoniously with the existing use.

Leclerc moved, Watts seconded. Unanimously approved.

19. Financial and Technical Capacity: self-financed by owner.

Leclerc moved, Watts seconded. Unanimously approved.

General Provisions.

A. Not applicable.

B. None required.

Section 9. Trust account fee is waived. There is limited new construction.

Watts moved, Leclerc seconded. Unanimously approved.

FINAL MOTION – Watts moved that this application meets the Site Plan Review requirements for approval with the following condition:

If staff increases beyond three, the existing septic shall be approved for compliance with the State Subsurface Wastewater Disposal Rules.

Leclerc seconded.

The application was approved unanimously.

Public hearing was closed at 7:48 pm.

Map Lot 10-34-01, Mariah Selig Owner

Selig brought in a Site Plan Review application for her proposed daycare business, Kindness Counts Home Childcare, LLC at 915 Litchfield Road. Selig and the Board reviewed the application for completeness, item by item through Section 6 of the Site Plan Review Ordinance.

Section 6.A.1.a. Name and address are listed on page 1 of the narrative and sketches are included on pages 16 and 17.

b. County soil map was provided, page 4.

c. Abutters within 1,000 feet were provided, page 6. Mulvey verified the list and Selig is to provide addresses for the parcels added to her original list which are within 1,000 of her property boundaries.

- d. Perimeter survey of the parcel is generally waived. Sketches were provided with the application (pages 16 and 17) which show no addition of structures for the project. Selig is to add the follow items to the sketch: dimensions of each property line, a north arrow, Litchfield Road and a label for the road.
- e. Power poles, lines, and distribution line are shown on the sketch on page 16. A picture of the well location is shown on page 10. Selig will add the well and septic system to the sketch.
- f. Elevations can't be provided because Selig can't go onto abutting parcels to get the information.
- g. Mulvey is concerned about the effect on the septic of adding 8-12 school-aged kids before and after school and all day during the summer. Mulvey would like to see a design now that would accommodate additional kids in case there is a septic system failure.
- h. Sketch on page 17 shows parking. Selig is to add dimensions (~8.5' x 18' per parking space).
- i. Selig informed the Board that the state will not require her to have a fence. Page 2 indicates a sign on the door.
- j. See page 15 of the application.
- k. Selig is to modify the answer to this question.

Section 6.A.2

- a. Deed is provided on pages 18-19.
- b.-c. See page 2 of narrative.
- d. See deeds on pages 18-19.
- e. See page 2.
- f.-g. See page 3. Selig will send Leclerc the word document of the updated abutters list.
- h. Self-financed.
- i. No changes. See page 3.
- j.-m. See page 3 of narrative.

Selig will bring in the additional information on November 23rd.

The meeting was adjourned at 9:10 pm.

Respectfully Submitted,

Lauren Leclerc, Secretary

Cc: Selectmen, Webmaster, Code Enforcement, Planning Board Files